174.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,100 / 631,100
					USE VALUE:	631,100 / 631,100
					ASSESSED:	631,100 / 631,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINCLAIR ROBERT E	
Owner 2:		
Owner 3:		
Street 1:	43 ARGYLE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,958 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3958.000	253,700	300	377,100	631,100
Total Card	0.091	253,700	300	377,100	631,100
Total Parcel	0.091	253,700	300	377,100	631,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.18 | /Parcel: 399.1

Legal Description

User Acct 116234

GIS Ref

GIS Ref

Insp Date 08/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,800	300	3,958.	377,100	631,200	631,200	Year End Roll	12/18/2019
2019	101	FV	200,500	400	3,958.	371,700	572,600	572,600	Year End Roll	1/3/2019
2018	101	FV	207,000	2900	3,958.	285,500	495,400	495,400	Year End Roll	12/20/2017
2017	101	FV	207,000	2900	3,958.	269,400	479,300	479,300	Year End Roll	1/3/2017
2016	101	FV	207,000	2900	3,958.	247,800	457,700	457,700	Year End	1/4/2016
2015	101	FV	195,400	2900	3,958.	231,700	430,000	430,000	Year End Roll	12/11/2014
2014	101	FV	195,400	2900	3,958.	213,300	411,600	411,600	Year End Roll	12/16/2013
2013	101	FV	195,400	2900	3,958.	213,300	411,600	411,600		12/13/2012

!13545!

PRINT

Date	Time
12/11/20	03:28:55

LAST REV

Date	Time
10/02/18	14:55:53

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13545

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SINCLAIR ERNA K	26477-547		7/8/1996	Mult Lots	1	No	No		Erna K Sinclair d.o.d.12/29/2013 Bk 63745 Pg

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	355	PATRIOT
12/14/1999	Meas/Inspect	163	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3958		Sq. Ft.	Site		0	70.	1.36	6									377,117						377,100	

Total AC/HA:	0.09086	Total SF/SM:	3958	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	377,117	Spl Credit		Total:	377,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31413651
Const Adj.:	0.97029907
Adj $ / SQ:	159.388
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367650
Depreciation:	113971
Depreciated Total:	253678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

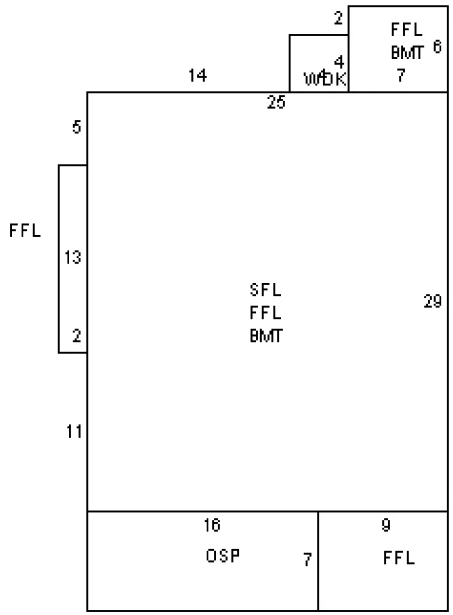
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.39
Special Features:	0	Val/Su Net:	102.46
Final Total:	253700	Val/Su SzAd	160.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	159.390	136,436
BMT	Basement	767	47.820	36,675
SFL	Second Floor	725	159.390	115,556
OSP	Screen Porch	112	33.330	3,734
WDK	Deck	16	15.520	248

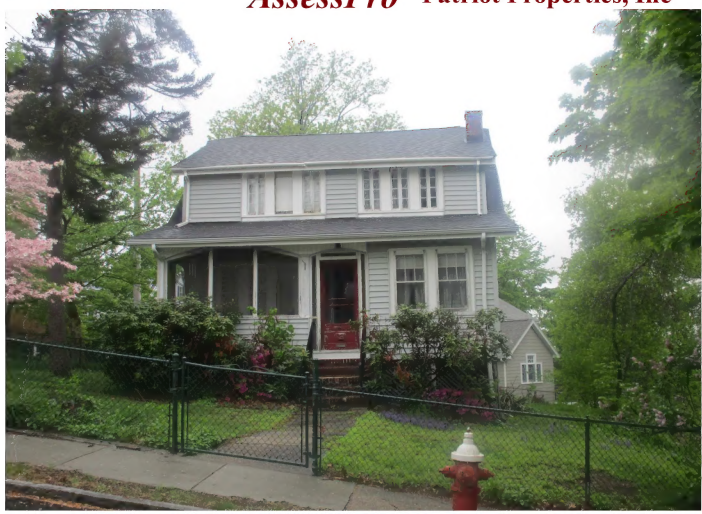
Net Sketched Area:	2,476			Total:	292,649
Size Ad	1581	Gross Are	2476	FinArea	1581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	F	FR	1980	5.40	T	39	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300